

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** July 19, 2012

**Meeting No.:** 150

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**Project:** Canton Crossing Phase 1 Architecture

**Phase:** Final

**Location:** Boston and Conkling Streets

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**PRESENTATION:**

Mike Rollison, of Brown Craig Turner, reviewed the changes made from the previous presentation. These included:

- Straightening and unifying the edges of Eaton Street
- Moving the bikeshare facility closer to the Conkling entrance
- Adjusting the size and location of the entrance and project signs along Boston Street
- Simplifying the materials palette and hierarchy, with brick and concrete the primary materials, then metal and steel, followed by glass and wood.

Revised elevations noting the simplification of materials and elements were shown. Phase 2 was also presented; the only change being the reorientation of the parking structure and its wrapper buildings.

Bryce Turner, of Brown Craig Turner, described the sustainability measures being undertaken, which focused on the site being a brownfield.

Scott Rykiel, of Mahan Rykiel Associates, presented the landscape plan, including:

- Modifications to Eaton Street and Conkling to unify the streets and create a more consistent edge treatment
- Better aligning the pedestrian access from Boston Street to the Target store
- Landscape and edge treatment along pedestrian paths, including tree spacing of 45'
- Landscape treatments along Boston Street at the major entrances and at the central green space
- Inclusion of low walls along Boston Street to shield the drive-thru areas of the pad sites

Ronnie Yountz, of Ashton Design, concluded the presentation with a description of the signage.

**RECOMMENDATIONS OF THE PANEL:**

The Panel complemented the design team for addressing the concerns made from the previous presentation, especially the number and hierarchy of materials, simplifying and strengthening Eaton and Conkling Streets, and better defining pedestrian spaces with landscape and trees. A few final recommendations and concerns include:

Materials. While the Panel appreciates the architects' goal of simplifying the materials palette, there is still concern that the architectural treatment is "hyper-articulate", especially around the central green. It is recommended that the design team continue to calm the development and provide areas where there is a perceived unifying element accented by special materials, lighting, and signage.

Towers. While the Panel agrees that, while the tower at the central green is a good idea, the height (72') feels over-scaled for the space. It is recommended that the design team continue to examine the height of the central tower.

Pedestrian Connection. Improvements have been made to strengthen pedestrian connections throughout the development but the Panel would like to see the team investigate creating a stronger connection at the intersection of Conkling and the east-west pedestrian spine. The current crossing seems to land in a very tight point. Consider creating a larger landing area and landscape on the east side of Conkling to tie into the pedestrian spine from the retail block.

Trees / landscape. The Panel highly recommends that the spacing of the trees become closer – 45' is too far apart on streets like Eaton and Conkling as well as those defining pedestrian movement (along the stores on the western edge of the site, streets running east to west, and the central green. Tree spacing should be closer to 30' on center. Also, the bold planted areas are a welcome approach, especially along Boston Street, but the large flower pots at the entrances look out of scale and should be removed.

#### **PANEL ACTION:**

It is recommended that the final design approved with comments.

#### **Attending:**

Keith Sullivan, Emily Reid, Mike Rollison, Bryce Turner – BCT Architects  
Neil Tucker, Yu Lan, Doug Schmidt – Chesapeake Real Estate  
Ronnie Yountz – Ashton Design  
Abraham Rosenthal – 28 Walker Development  
Scott Rykiel, Yung-Ching Lin – Mahan Rykiel  
Caroline Hecker – RMG  
Michael Pieranunzie – CEI  
Ed Gunts – Baltimore Sun

M.J. Brodie – BDC

Ms. Eig, Messrs. Cameron\*, Burns – Panel

Tom Stosur, Anthony Cataldo, Melvin Hicks, Natasha Becker, Wolde Ararsa, Gary Cole,  
Carmen Morosan - Planning